



SITE SUMMARY (north)

SITE: 3.0 AC
UNITS: 73 DU
DENSITY: 24.3 DU/AC

RESIDENTIAL SUMMARY

ROW TOWNHOME: 73 DU.

SITE SUMMARY (south)

SITE: 23.0 AC
UNITS: 733 DU
DENSITY: 31.9 DU/AC

RESIDENTIAL SUMMARY

CLUSTER TOWNHOME : 152 DU.
S.F.D. : 45 DU.
MULTI-FAMILY: 536 DU.
733 DU.

SITE SUMMARY (overall)

SITE: 26.0 AC
UNITS: 806 DU
DENSITY: 31.0 DU/AC



SOURCE: Fairfield Development - June 2008



966-001-07/08

FIGURE 3.0-4

Single-Family Attached – Town Houses

The proposed project would allow for the development of up to 152 privately owned attached town houses on Parcel 1 in the northwest portion of the site. This housing would be three stories high (between 30 and 32 feet) and would include two-, three-, and four-bedroom units that would range in size from approximately 1,250 square feet to 1,985 square feet. A total of 44 two-bedroom units with two-car garages would be constructed. A total of 86 units would be three-bedroom units, of which 62 units would have two-car garages and 24 units would have garages with two tandem parking spaces. The remaining 22 units would be four-bedroom units with two-car garages. Guest parking would be provided on the private streets developed within this portion of the site. A total of 16 percent of these housing types would utilize tandem parking.

Single-Family Detached

The proposed project would allow for the development of up to 45 single-family homes near the southern edge of the project site. The individual lot sizes would range from 2,500 square feet to 2,800 square feet and would vary with lot location. The square footage for the houses would range from 1,500 square feet to 2,200 square feet in a two-story configuration. All homes would be two stories in height (from 25 to 32 feet high) and would have two-car garages.

Table 3.0-1
Gallery at Central Park Housing Type Summary

Land Use	Number of Units	Unit Size (Square Feet)	Height (Feet)	Acreage
Multi-Family Apartment Units	536	750 to 1,290	40–50	11.2
Single-Family Attached – Row Houses	73	1,150 to 1,650	30–32	3
Single-Family Attached – Town Houses	152	1,250 to 1,985	30–32	7
Single-Family Detached	45	1,500 to 2,200	25–32	4.8
Project Totals	806	NA	NA	26

Source: The Dahlin Group 2008

Note: N/A = Not Applicable